170.0	0007	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,054,100 / 1,054,100
					USE VALUE:	1,054,100 / 1,054,100
					ASSESSED:	1,054,100 / 1,054,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARCHAMBEAULT JAMES H-JANE C
Owner 2:	
Owner 3:	
Street 1:	40 BLAKE ROAD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .189 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1890, having primarily Aluminum Exterior and 3396 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	8231.000	587,200		466,900	1,054,100
Total Card	0.189	587,200		466,900	1,054,100
Total Parcel	0.189	587,200		466,900	1,054,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 310.39 | /Parcel: 310.39

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	113040
GIS Ref	
GIS Ref	
Insp Date	07/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 170.0-0007-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	587,200	0	8,231.	466,900	1,054,100		Year end	12/23/2021
2021	105	FV	559,600	0	8,231.	466,900	1,026,500		Year End Roll	12/10/2020
2020	105	FV	559,500	0	8,231.	466,900	1,026,400	1,026,400	Year End Roll	12/18/2019
2019	105	FV	449,900	0	8,231.	466,900	916,800	916,800	Year End Roll	1/3/2019
2018	105	FV	449,600	0	8,231.	413,500	863,100	863,100	Year End Roll	12/20/2017
2017	105	FV	422,200	0	8,231.	346,800	769,000	769,000	Year End Roll	1/3/2017
2016	105	FV	422,200	0	8,231.	346,800	769,000	769,000	Year End	1/4/2016
2015	105	FV	353,700	0	8,231.	300,100	653,800	653,800	Year End Roll	12/11/2014

!13177!

PRINT

Date	Time
12/30/21	16:20:53

LAST REV

Date	Time
06/11/19	09:19:40
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13177

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14882-327		2/1/1983		120,000	No	No		Y

USER DEFINED

Prior Id # 1:	113040
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/2019	229	Insulate	4,545	C				weatherization uni
2/22/2019	230	Insulate	9,926	C				weatherization uni

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
1/14/2009	Meas/Inspect	345	PATRIOT
3/21/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/10/1999	Measured	263	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		8231		Sq. Ft.	Site		0	70.	0.81	8									466,853						466,900	

Total AC/HA:	0.18896	Total SF/SM:	8231	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	466,853	Spl Credit		Total:	466,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.95918727
Const Adj.:	1.00739920
Adj $ / SQ:	164.268
Other Features:	146500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	850993
Depreciation:	263808
Depreciated Total:	587185

COMMENTS

TQS LARGE DORMER OFF BACK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
1	3	1	1
1	5	2	1
Totals			
3	12	5	

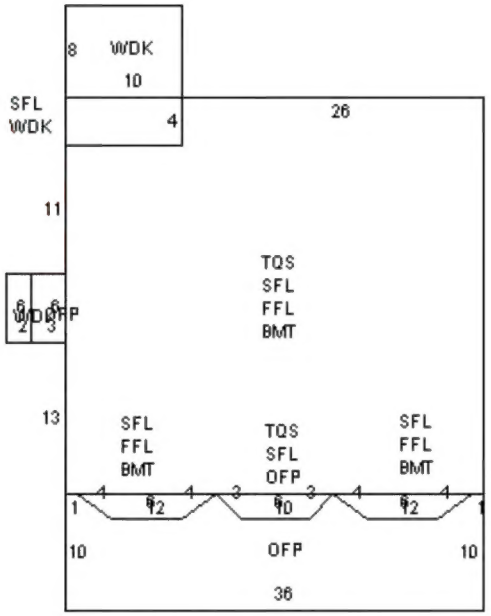
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	180.70
Special Features:	0	Val/Su Net:	115.36
Final Total:	587200	Val/Su SzAd	172.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,276	164.270	209,606
BMT	Basement	1,220	49.280	60,122
FFL	First Floor	1,220	164.270	200,407
TQS	3/4 Story	900	164.270	147,842
OFP	Open Porch	342	21.480	7,347
WDK	Deck	132	13.680	1,805

Net Sketched Area:	5,090			Total:	627,129
Size Ad	3396	Gross Area	5390	FinArea	3396

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

170.0-0007-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	